

**City of Trinity Planning and Zoning Department
Zoning Staff Report**

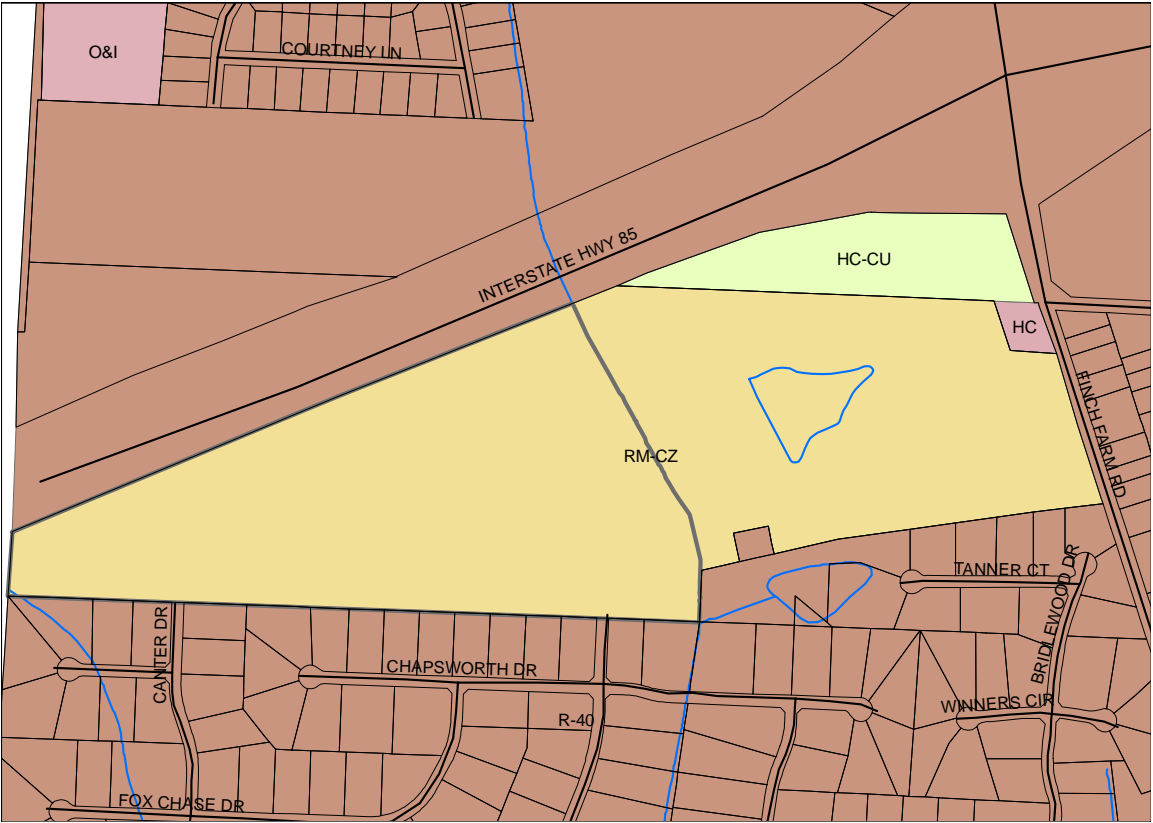
Case #Z07-06CZ

Public Hearing	
Newspaper Notice	Planning and Zoning Board: August 17 & 24, 2007 City Council: -
Property Posted	August 13, 2007
Mailed Notice	Planning and Zoning Board: August 15, 2007 City Council: -
Planning and Zoning Board Public Hearing	August 28, 2007
City Council Hearing	September 18, 2007 (tentative)

Site Information	
Requested by	Gary Loflin 7229 Bridlewood Dr Trinity, NC 27370
Property Owner	Bill & Deborah Tuttle 208 Marsh St Beaufort, NC 28516
Address	Finch Farm and Welborn Rd Trinity, NC 27370
Zoning	Current: RM-CZ (Residential Mixed – Conditional Zoning) Proposed: R-20CZ (Residential-20 Conditional Zoning)

Zoning History	
Zoning History	This property was previously rezoned to RM-CZ on October 17, 2006 by City Council

Zoning Map 1-1

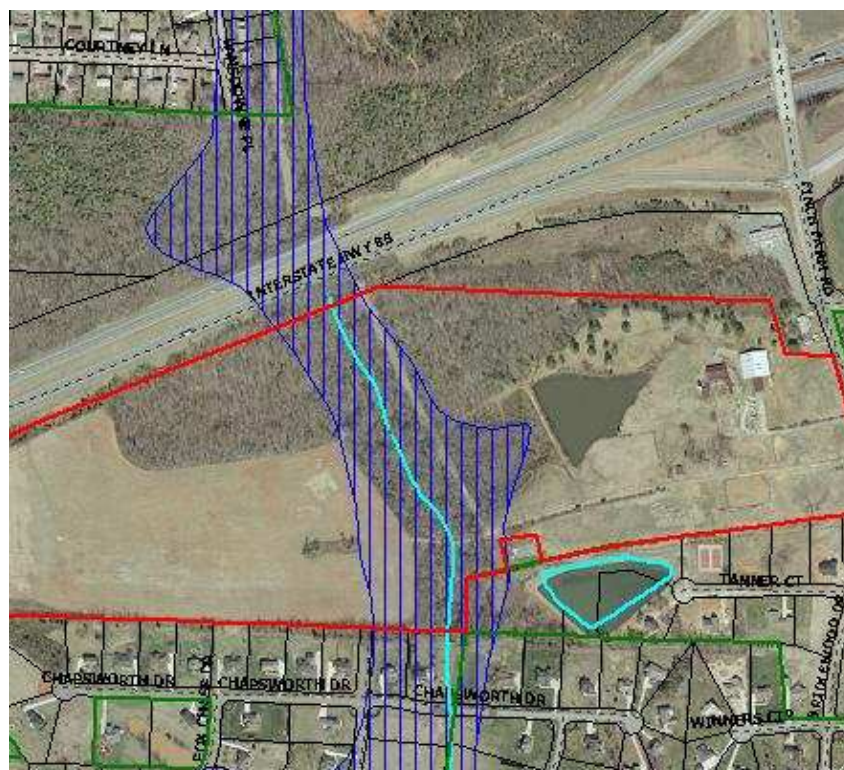


Site Analysis	
Long Development Plan Description:	Mixed Use – A mixture of moderately intensive uses ranging from medium to medium high density single and multifamily residential uses, and community-scale office or commercial uses.
Intent:	To accommodate existing neighborhoods and appropriate residential infill, and to encourage a mixture of medium to medium high density residential uses and community scale office or commercial uses with high intensity uses located within or closest to activity centers.
Appropriate Uses:	<ul style="list-style-type: none"> – Medium to medium high density single family & multifamily residential – Institutional – Commercial & office within ¼ mile of activity centers – Open space and parks
Appropriate Zoning/Density:	<ul style="list-style-type: none"> – R-12 (3 dwelling units/acres) – RM (Residential Mixed) – MF-R (Multi Family residential) – O&I (Office and Institutional) – CS (Community Shopping) – TTDZD (Trinity Thomasville Development District)
Statement of Consistency:	<p>The requested zoning, R-20, is consistent with the current adopted land use plan.</p> <p>In accordance with General Statute 160A-383 the property request is consistent with the existing land use plan adopted on February 20, 2007.</p>
Land Use	<p>Surrounding Land Use</p> <p>North – interstate</p> <p>South – residential</p> <p>East – residential</p> <p>West – residential</p>
Physical Conditions	<p>Parcel Size – 49.29 acres</p> <p>Streams and Wetlands – A stream bisects the property (100 year flood plain – see flood map)</p> <p>Topography – The property loses elevation from both sides inward towards the stream.</p>

Aerial Map 1-2



Flood Map 1-3



Utilities	
Sewer	Sewer service is available to this property through connection to Phase I.

Transportation	
Transportation	The entire property fronts along Finch Farm Rd however the portion requested to be rezoned has access via Canter Dr and Steeplegate Dr.
Traffic Counts	Finch Farm Rd & Welborn Rd = 8,542 (2005)
Transportation Plan	<p>The City of High Point Long Range Transportation Plan 2004-2030</p> <ul style="list-style-type: none"> Finch Farm Rd from Interstate 85 to the Trinity City limits, widening to a multi lane facility. <ul style="list-style-type: none"> no TIP# (Transportation Improvement Program) HPMPO Horizon Year – 2020

Zoning Regulations	
Residential Mixed (RM) Zoning District- Proposed Zoning	<p>The purpose of this district is to provide a place for residential uses of all types (single family residences; multi-family dwellings; manufactured home parks and manufactured home subdivisions. Medium density development is permitted provided that water and sewer systems are made available and approved by the appropriate authorities.</p> <p>Allowed density Single family homes – one house per 12,000 sq/ft (overall density not to exceed 3 units per acre) Multi-family – 12,000 sq/ft for the first unit two units, 3,000 sq/ft for each additional unit (approximately 12 units per acre)</p>
R-20 (Residential)	<p>The R-20 Residential District is established for low density residential uses, some public, semi-public, and recreational activities that are compatible with residential development. Public water and sewer are a pre-requisite to development in this district.</p> <p>Allowed density Single family homes – one house per 20,000 sq/ft lot</p> <p>Requested density</p>

	Single family homes – one house per 30,000 sq/ft lot
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Proposed Zoning Conditions	
1.	The minimum lot size shall be 30,000sq/ft or greater.
2.	Building materials shall adhere to the existing restrictions of the Steeple Gate Subdivision however this shall exclude lot setbacks (see attachment Declaration of Covenants Conditions and Restrictions for Steeple Gate Subdivision).
3.	Development shall adhere to the general layout shown in the attached site plan (see attached). Street connections to Canter Dr and Steeple Gate Dr shall be included in the final site plan.
4.	All development shall comply with all other rules and regulations of the City of Trinity.
5.	Any minor changes to the site plan that do not involve the above conditions shall be reviewed and approved at the time of the preliminary plat submission by the Planning and Zoning Board. Any change to the above conditions must be resubmitted to the Planning and Zoning Board and approved by City Council.

Planning and Zoning Staff Comments	
Staff Recommendation:	no recommendation at this time